

Town of Lebanon
Board of Historical Preservation for the
Jonathan Trumbull Jr. House

Minutes
Special Meeting
Tuesday, July 28, 2015, at 3:00 p.m.
Town Hall, Upper Conference Room

Present: Sherri-Ann Martin, presiding, Pat Hedwall, Maggie McCaw, Leigh Hogan Ruckdeschel,
Connie Tormey, Alicia Wayland

Absent: Tim Smith

Also present: Kathryn Hurley, Gilbane Building Company, owner's representative

1.0 Chairman Martin called the meeting to order at 3:02 p.m.

2.0 Minutes.

2.1 Motion (McCaw, Hedwall) to approve the minutes of the July 21, 2015, special meeting passed unanimously (6-0-0).

3.0 Other business.

3.1 In response to Mrs. Brashears's concerns, Ms. Hurley reported that the beam has been correctly installed in basement stairs. She also spoke to the workmen about the turpentine-soaked rag left in the kitchen sink and asked for a stricter check on items before leaving for the day.

3.2 No invoices received from Gilbane Building Company. Ms. Hurley presented an invoice from General Builders in the amount of \$29,450.00 and recommended payment. Motion (Hedwall, Tormey) to approve payment of Requisition #1, dated July 25, 2015, received from General Builders, LLC in the amount of \$29,450.00 for work on Phase II Renovations, funds to come from the grant for Phase II Renovations received from the Adams Town Memorial Fund administered by the Lebanon Historical Society, passed unanimously (6-0-0).

3.3 No reimbursements.

3.4 Mrs. Wayland reported that the board can approve payment for the security system upgrade because it is an item in the grant application previously approved by the Selectmen. Ms. Hurley reported that this will include a new master panel, new touch pad, and new electrical wiring between the two; eight different noise control alarms, and other security items at a cost of \$2,465.00. Motion (Hedwall, McCaw) to approve the Sonitrol proposal to install a new security system at a cost of \$2,476.00, funds to come from the grant for Phase II Renovations received from the Adams Town Memorial Fund administered by the Lebanon Historical Society, passed unanimously (6-0-0). (Note: the system was disabled by lightning strike; town is pursuing an insurance claim.)

General discussion of recommending option 1 or option 2 to the Selectmen for the Monitoring/Service Contract for the security system with Alarm New England, LLC. Option 1 is for monitoring only. Option 2 is for monitoring and service with full-time warranty, which is preferred. Motion (Wayland, McCaw) to recommend to the Selectmen to approve the

Monitoring/Service Contract with Alarm New England, LLC for monthly monitoring and service for the security system at a cost of \$89.00 per month, funds to come from the Jonathan Trumbull Jr. House endowment fund, account #215-015-5320, passed unanimously (6-0-0).

General Builders is responsible for obtaining new fire alarms, which should be installed the middle of next week.

3.5 Motion (Wayland, Tormey) to approve Change Order #1, for additional duct work in attic around the perimeter and two ceiling vents in north and south chambers to improve heat and air conditioning flow, at a cost of \$1,800.00, funds to come from the grant for Phase II Renovations received from the Adams Town Memorial Fund administered by the Lebanon Historical Society, passed unanimously (6-0-0).

3.6 Motion (Tormey, Hedwall) to formally approve the choice of exterior window paint color, identified as Benjamin Moore Niveous-OC36, passed unanimously (6-0-0).

3.7 (mistakenly listed on agenda as 3.5) Copies of the proposed ordinance to dissolve the present board and designating the board as an LLC in order to continue to receive funds from the Adams Town Memorial Fund, which the town cannot receive, and the Operating Agreement between the town and the Lebanon Historical Society were distributed. There was dismay that this was the first time the board has seen these documents and they have never been given the opportunity to review and comment on them. The board noted that the full seven-member LLC board must include one member from the Lebanon Historical Society, necessitating that one member of the seven-member Junior House board be dropped from membership. This is patently unfair to these seven members who all wish to continue their service to the Trumbull Jr. House. The board noted that six of the seven members are also members of the LHS and therefore are eligible for appointment to the new LLC board. These members are Sherri-Ann Martin, Maggie McCaw, Leigh Hogan Ruckdeschel, Tim Smith, Connie Tormey and Alicia Wayland. Two of these LHS members, Mrs. McCaw and Mrs. Wayland, are also members of the LHS board. The board asked Mrs. McCaw and Mrs. Wayland to present this information for the selection of an LHS member to the LLC from those who have membership in both organizations, with a preference for Mrs. McCaw since she is an elected, full voting member of the LHS board, while Mrs. Wayland is an appointed non-voting ex officio member. It is also noted that the Selectmen plan to present the ordinance to a town meeting in August (date not yet selected). The ordinance takes effect 15 days after publication of the town meeting decision, if positive. Therefore, action on the appointments of members of the LLC is time sensitive for both the town and the LHS.

4.0 New Business.

4.1 Motion (Tormey, Hedwall) to schedule a special meeting on Aug. 11 at 3:00 p.m. passed unanimously (6-0-0).

5.0 Motion (Tormey, Ruckdeschel) to adjourn passed unanimously (6-0-0). Meeting adjourned at 3:50 p.m.

Alicia Wayland, Secretary